

Before the Board of Zoning Adjustment, D. C.

Application No. 12051, of Homer Colbert, pursuant to Sub-section 8207.1 of the Zoning Regulations, for a variance from the requests relating to the location of a parking space (Paragraph 7705.21 and 7205.12) to permit a parking space for an existing dwelling within 10 feet of the dwelling and three (3) feet of a side lot line in the R-2 District at the premise 600 Kensington Place, N. E. (Square 3740, Lot 36).

HEARING DATE: January 21, 1976

DECISION DATE: January 21, 1976 (From the Bench)

FINDINGS OF FACT:

1. The property is located in an R-2 District.
2. The applicant proposes to locate a parking space in the side yard of an existing dwelling.
3. The proposed space would be 5 feet from the dwelling, and as close as one (1) foot from the side lot line.
4. The lot is roughly triangular in shape, and has no access to a public alley in the rear.
5. There was no opposition to the application.

CONCLUSIONS OF LAW:

The Board concludes that this is an area variance, the granting of which requires the showing of a practical difficulty. The Board concludes that such a practical difficulty exists, due to the unusual shape of the lot and the lack of alley access in the rear. The Board concludes that there would be no adverse neighborhood impact.

It is therefore ordered that the application be GRANTED.

VOTE: 4-0 (Lilla Burt Cummings, Esq., Dr. Lewis, Mr. Harps, and Mr. McCants to grant, Mr. McIntosh, not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: _____

Steve E. Sher
STEVEN E. SHER

Acting Secretary to the Board

FINAL DATE OF ORDER: MAR 1 1976

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.